

FEES:

Subdivision Control----- \$1,872.00
 Plus \$10.90 per site in excess of 6 sites----- \$0.00
 D.E.R.M. ----- \$210.00
PRINT \$2,082.00

Number of Sites : (4)

Agenda Date: 9-12-14
 Tentative No.: T- 23529-1-NEW
 Received Date: 8-27-14

Concurrency Review Fee (*6.00% of Sub-Total) --
 AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$124.92 *Not applicable within Municipalities

\$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 27 Twp.: 54 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: "Arboretum at Sunset"

2. Owner's Name: ADA Group, LLC. Contact: Augusto J. Gil Phone: 305.958.4002

Address: 7300 SW 93rd Avenue City: Miami State: Fl Zip Code: 33173

Owner's Email Address: gusgil@bellsouth.net

3. Surveyor's Name: Longitude, LLC. c/o: Jose Senas PSM Phone: (305) 463-0912

Address: 8290 NW 64th Street City: Miami State: Fl. Zip Code: 33166

Surveyor's Email Address: jsenas@longitudefl.com

4. Folio No(s): 30-4027-005-2481 / _____ / _____ / _____

5. Legal Description of Parent Tract: E 1/2 of Tr 57 less W 50', PB. 40-95, AND Lot 2, Blk 1, PB 75-7, AND W 219.93' of E 304.93' of S 15.5' of E 3/5 of S 1/2, SE 1/4, NE 1/4, SW 1/4, Sec. 27-54-40

6. Street boundaries: North: SW 68 St, South: SW 69 Terr, East: SW 82 Ave, West: SW 82 Ct.

7. Present Zoning: RU-2 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res. (4 Units), Duplex (_____ Units), Apartments (_____ Units), Industrial/Warehouse (_____ Square .Ft.),
 Business (_____ Sq. Ft.), Office (_____ Sq. Ft.), Restaurant (_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

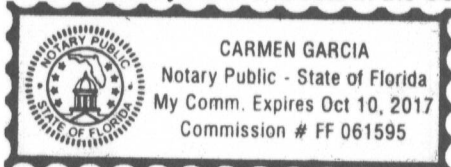
COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): Augusto J. Gil Managing Partner

BEFORE ME, personally appeared AUGUSTO J. GIL this 19TH day of AUGUST, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 19TH day of AUGUST, 2014 A.D.



(NOTARY SEAL)

Signature of Notary Public: Carmen Garcia

(Print, Type name here: CARMEN GARCIA)

OCT 10, 2017
 (Commission Expires)

FF061595
 (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065

TENTATIVE PLAT T-23529-2-COR.
ARBORETUM AT SUNSET
SEC. 27, TWP. 54 S, RGE. 40 E DISTRICT 7
ZONING: EU-1 MIAMI-DADE COUNTY

TENTATIVE PLAT OF "ARBORETUM AT SUNSET"

A REPLAT OF A PORTION OF TRACT 57 OF "SUNKIST ESTATES", RECORDED IN PLAT BOOK 40, PAGE 95, AND LOT 2, BLOCK 1 OF "DOWLING ESTATES", RECORDED IN PLAT BOOK 75, PAGE 7, BOTH RECORDED IN MIAMI-DADE COUNTY RECORDS, AND A SUBDIVISION OF APORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

CONTACT PERSON INFORMATION

Name: Jose Senas, PSM
Telephone Number: (305) 463-0912
Fax Number: (305) 513-5680
E-mail Address: jsenas@longitudefl.com

TABLE OF MONUMENTS

TYPE OF MONUMENT	TOTAL
P.R.M.	8
P.C.P.	2
LOTS AND/OR TRACTS CORNERS	6

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on March 11, 2014.

LEGAL DESCRIPTION:

Parcel 1:

The East 1/2 of Tract 57, less the West 50 feet thereof, of SUNKIST ESTATES, according to the Plat thereof, recorded in Plat Book 40, Page 95, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Lot 2, Block 1, of DOWLING ESTATES, according to the Plat thereof, as recorded in Plat Book 75, Page 7, of the Public Records of Miami-Dade County, Florida.

Parcel 3:

The West 219.93 feet of the East 304.93 feet of the South 15.50 feet of the East 3/5 of the South 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 27, Township 54 South, Range 40 East, Miami-Dade County, Florida.

Containing 130,786 Square Feet or 3.00 Acres, more or less, (Net Area) and 148,216 Square Feet or 3.40 Acres, more or less (Gross Area).

(Special Warranty Deed, recorded on November 3, 2008 in Official Records Book 26635, at Page 4747, of the Public Records of Miami-Dade County, Florida.)

PROPERTY INFORMATION:

Property Address:
6880 SW. 82nd Avenue, Miami, Florida 33143
Folio No. 30-4027-005-2481

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

SOURCES OF DATA:

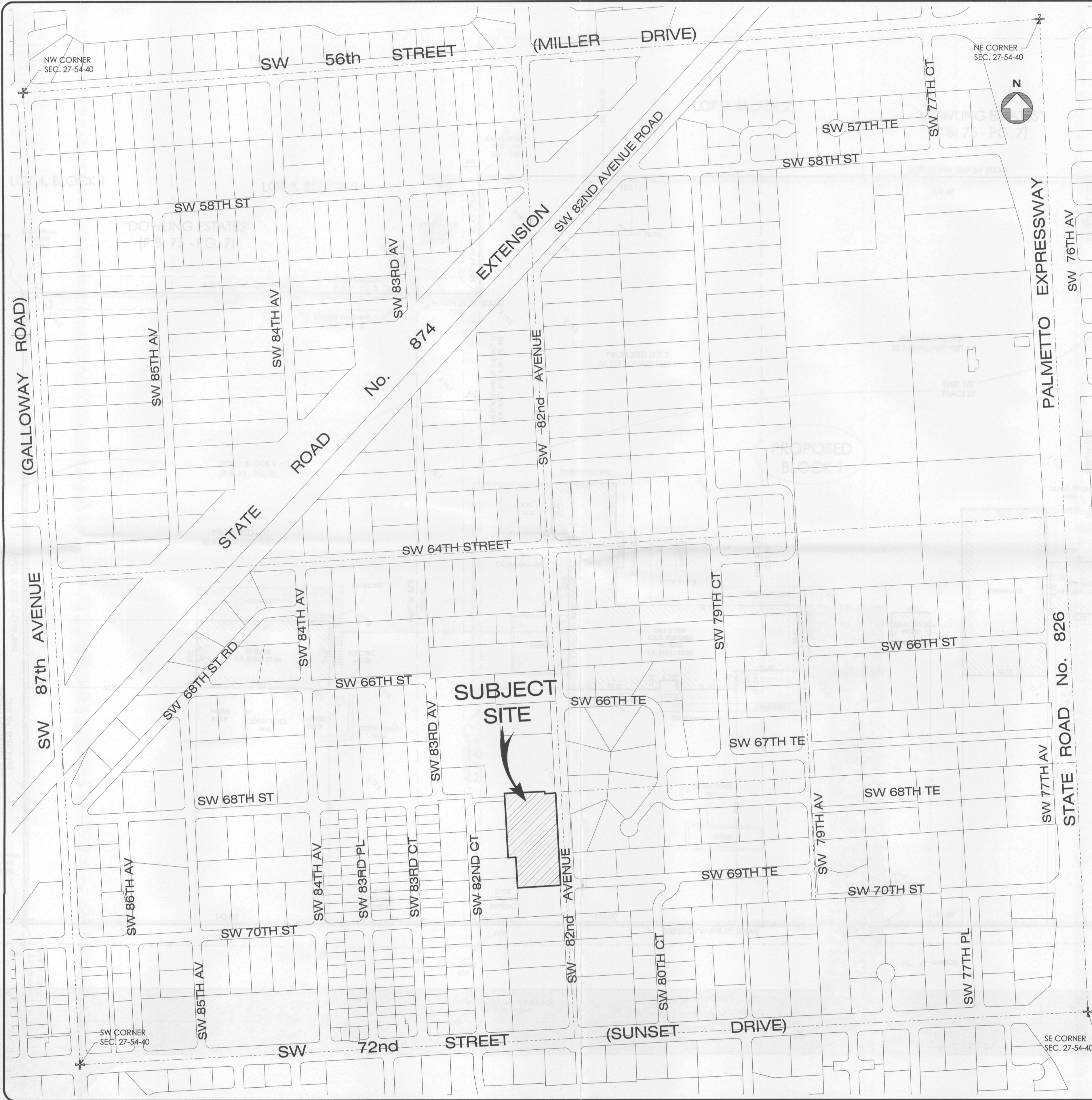
North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of SW. 82nd Avenue with an assumed bearing of S00°00'04"W, said line to be considered a well established and monumented line.

LONGITUDE
SURVEYORS

8290 NW 64TH STREET
MIAMI, FLORIDA 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14123 DRAWN BY: DR
FIELD BOOK: EFB SHEET 1 OF 2



LOCATION MAP

SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA
(SCALE: 1" = 300')

Legal Description was furnished by client.

This property appears to be located in a Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635 (Unincorporated Miami-Dade County), Map No. 0454, Suffix L, Map Revised Date: September 11, 2009.

The following Record Plats and Municipal Agency Maps were reviewed for the preparation of the geometry resulting in this Map of Survey and they are listed as follows:

Plat of SUNKIST ESTATES, recorded in Plat Book 40, Page 95, of the Public Records of Miami-Dade County, Florida.

Plat of DOWLING ESTATES, recorded in Plat Book 75, Page 7, of the Public Records of Miami-Dade County, Florida.

Plat of BEN F. WEAVER SUBDIVISION, recorded in Plat Book 70, Page 46, of the Public Records of Miami-Dade County, Florida.

Plat of INTAG SUNKIST ESTATES, recorded in Plat Book 107, Page 47, of the Public Records of Miami-Dade County, Florida.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: P-4004
Elevation: +12.03 (NGVD 29)
Description: PK nail and brass washer in N.W. corner of concrete support for electrical box and meter, located at the intersection of SW. 64 Street and SW. 82 Avenue, Miami-Dade County, Florida.

The subject property falls within Miami-Dade County Flood Criteria 8.0 Feet, more or less, as depicted on the Plat of "AMENDED PLAT OF CRITERIA MAP", recorded in Plat Book 120, Page 13, of the Public Records of Miami-Dade County, Florida.

LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised, that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

CLIENT INFORMATION:

This Map of Boundary and Topographic Survey was prepared at the insistence of and certified to:

A & G Development, LLC.
7300 SW. 93rd Avenue, Suite 210
Miami, Florida 33173
Contact: Augusto J. Gil
Phone: 305.598.4002
email: gusgil@bellsouth.net

DEVELOPMENT INFORMATION :

1. Zoning Designation: EU-1 (Single Family One Acre Estate District)
2. Number of Lots: 4
3. Number of Blocks: 1
4. Proposed Use of Property: Build One (1) Single Family Home on each Lot not to exceed 5,000 sq. ft. under Air-conditioning.
5. Zoning change to be obtained with a SUR (Severable Use Rights)

UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Comcast
CABLE TV: ATT-Uverse, Comcast
POTABLE WATER: Miami-Dade Water and Sewer Department
SANITARY SEWER: Septic Tank and Drainfield System

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

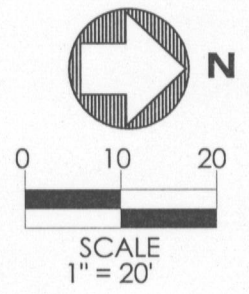
LONGITUDE SURVEYORS, LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB 7335

By: Jose Senas, PSM Signature Date: 10/16/14
Registered Surveyor and Mapper LS5938
State of Florida

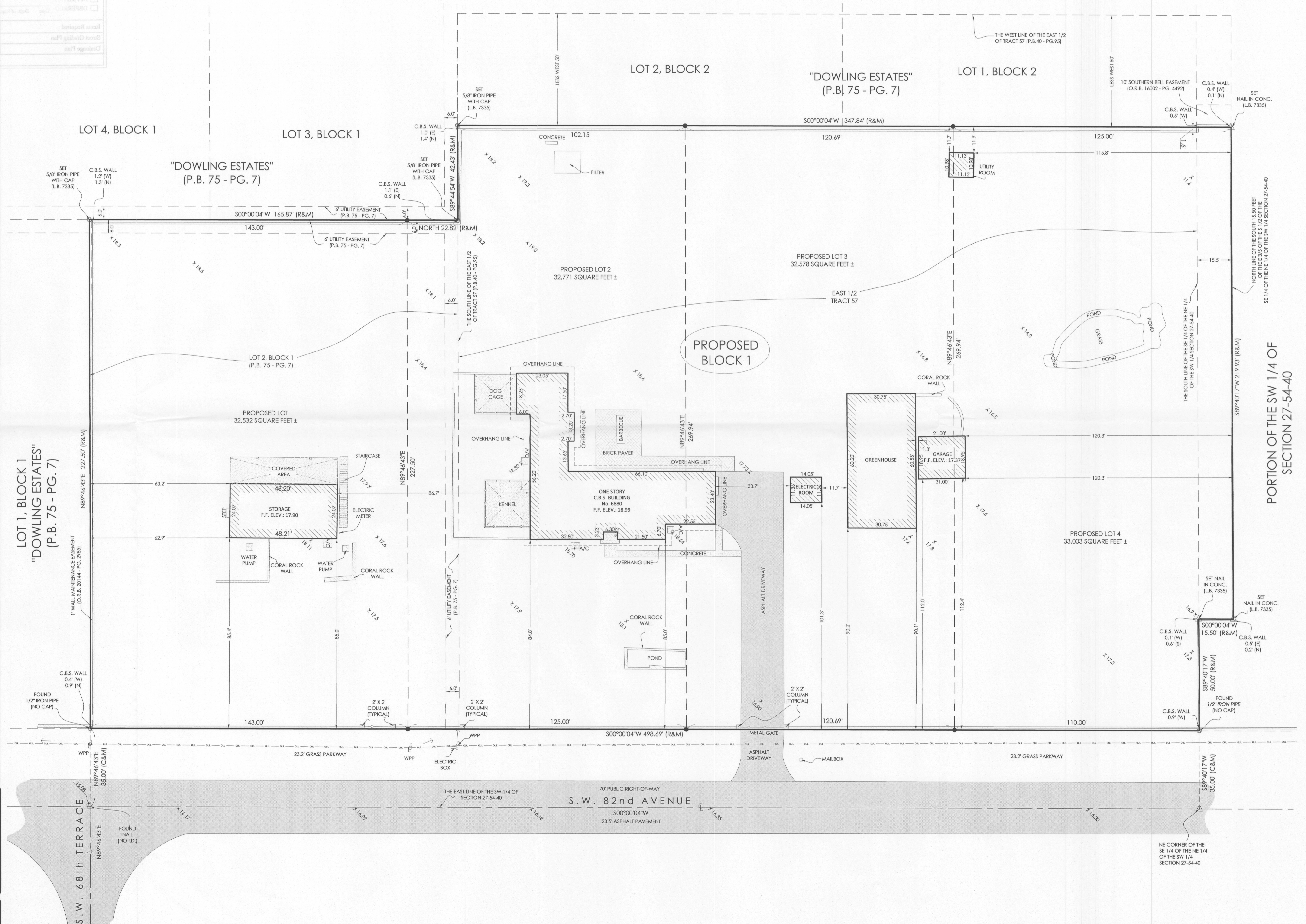
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

TENTATIVE PLAT OF "ARBORETUM AT SUNSET"

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LEGEND	
CONC.	= CONCRETE
(C)	= CALCULATED
C.B.S.	= CONCRETE BLOCK STUCCO
W.F.	= WOOD FENCE
C	= CENTERLINE
P.B.	= PLAT BOOK
PG.	= PAGE
C.L.F.	= CHAIN LINK FENCE
W.P.	= WOOD POWER POLE
C.L.F.	= CHAIN LINK FENCE
G.A.	= GUY ANCHOR
S	= SIGN
DL	= OVERHEAD WIRE
ELEV.	= ELEVATION



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SHEET 2 OF 2